

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	8		
% of Funds Committed	94.93 %	96.56 %	7	96.45 %	31	33	
% of Funds Disbursed	82.48 %	88.47 %	7	87.93 %	24	20	
Leveraging Ratio for Rental Activities	1.46	1.67	3	4.73	7	21	
% of Completed Rental Disbursements to All Rental Commitments***	75.57 %	83.88 %	7	83.38 %	20	17	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.38 %	76.85 %	1	70.15 %	82	70	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.01 %	65.51 %	3	80.67 %	82	73	
% of 0-30% AMI Renters to All Renters***	67.02 %	45.66 %	2	45.30 %	93	84	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.36 %	71.15 %	6	95.32 %	24	26	
Overall Ranking:			In State:	2 / 8	Nationally:	42	48
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,323	\$13,827		\$26,635	567 Units	16.40 %	
Homebuyer Unit	\$11,284	\$12,541		\$14,938	1,716 Units	49.50 %	
Homeowner-Rehab Unit	\$24,458	\$24,839		\$20,675	781 Units	22.50 %	
TBRA Unit	\$9,372	\$9,280		\$3,216	400 Units	11.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$45,995	\$38,352	\$28,735
State:*	\$41,337	\$70,880	\$32,515
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ:	4.1 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	10.3	5.9	1.5	20.0	Single/Non-Elderly:	57.6	23.0	14.0	18.9
Black/African American:	89.3	93.1	98.2	80.0	Elderly:	17.8	35.6	63.1	2.1
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	14.8	28.0	15.7	37.4
American Indian/Alaska Native:	0.2	0.1	0.0	0.0	Related/Two Parent:	1.1	8.8	6.0	1.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.8	3.0	0.3	40.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	0.4	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	53.3	18.8	41.4	57.9	Section 8:	24.1	0.1 [#]		
2 Persons:	31.0	45.3	28.4	15.3	HOME TBRA:	9.2			
3 Persons:	9.3	18.6	14.3	14.7	Other:	29.5			
4 Persons:	2.4	9.7	6.9	7.9	No Assistance:	37.2			
5 Persons:	2.4	5.1	4.5	2.6					
6 Persons:	1.1	1.8	1.8	1.1					
7 Persons:	0.2	0.5	1.0	0.5					
8 or more Persons:	0.2	0.2	1.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				227

* The State average includes all local and the State PJs within that state

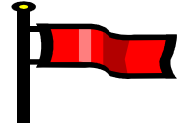
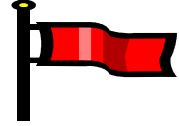
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 42
 (Percentile)
 State Rank: 2 / 8 PJs Overall Rank: 48
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	75.57	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	82.38	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	94.36	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	3.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

